Record & Return To:

REALTY TITLE & ESCROW CO. INC.
5111 Maryland Way, Suite 101
Brentwood, TN 37027

This Instrument Prepared By:
Larry K. Tolbert, Attorney at Law
425 West College Street
Murfreesboro, Tennessee 37130

BILL GARRETT, Davidson County
Trans:T20130006068 DEEDWARR
Recvd: 01/23/13 08:37 2 pgs
Fees:13.00 Taxes:1110.00
20130123-0007212

ADDRESS NEW OWNER:
Brian K. Petty
Marlene F. Petty
13411 Old Hickory Blvd.
Antioch, TN 37013

SEND TAX BILL TO:

NEW OWNER

MAP/PARCEL:
MAP **182**
PARCEL **121.00**

MORTGAGEE:
First Tennessee Bank N.A.
202 Franklin, RD.
Brentwood, TN 37027

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named "GRANTEES," and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, **Molly S. Templeton, individually, Margaret E. Smotherman, individually, Nancy Smotherman Bills, individually, and James A. Smotherman, individually, and as Administrator of the Estate of Meredith Cunningham, Deceased,** hereinafter called the "GRANTORS" have bargained and sold, and by these presents, do transfer and convey unto **Brian K. Petty and wife, Marlene F. Petty,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in the 5th Civil District of Davidson County, Tennessee, being Tract No. 3, on the survey of a portion of the Burkitt Estate Farm, more fully described according to a survey by Billy Carl Tomlin, dated April 15, 1976, not of record, and being more particularly described as follows, to-wit:

Said tract is bound in the general on the North by Old Hickory Blvd, on the East by Burkitt's Tract No. 4 and 15; on the South by Burkitt's Tract No. 18, on the West by Burkitt's Tract No. 2.

COMMENCING at a point in the south margin of Old Hickory Blvd. said point being Smith's northeast corner; thence with the sough margin of Old Hickory Blvd. in a northeasterly direction with the following three calls: S 85° 30' E. 266 feet, N 69° E 107 feet, N 51° 30' E, 41 feet, a total distance of 414 feet, to the point of beginning; thence continuing with the south margin N 51° 30' E 287.3 feet to an iron pin; thence with a new staked line S 6° W, 1878 feet to an iron pin, thence N 83° 10' W 200 feet to an iron pin; thence with a new staked line N 6° E, 1675 feet to the beginning.

For informational purposes only: prior deed references subject property to contain 8.12 acres.

Being the same property conveyed to Donald K. Cunningham and wife, Meredith S. Cunningham by deed from Louise Burkitt, A.J. Burkitt, L. H. Burkitt, and Lucien H. Burkitt, Executor of The Estate of Mary Elizabeth Burkitt, dated May 26, 1976, recorded June 2, 1976, of record in Book 5030, Page 972, Register's Office for Davidson County, Tennessee.

Further being the same property conveyed to Meredith S. Cunningham by Quitclaim Deed from Donald K. Cunningham, dated February 25, 1999, recorded March 9, 1999, of record in Book 11374, Page 905, Register's Office for Davidson County, Tennessee. The said Meredith S. Cunningham having since died intestate on November 25, 2011. The Estate of Meredith S. Cunningham is being probated in the Chancery Court for Davidson County, Tennessee, Docket No. 11P1883.

The captioned property is further subject to restrictive covenants, easements and setback lines that are applicable to the above described property and of record; and to all zoning and subdivision restrictions of the appropriate governmental body.

This is improved property known as 13411 Old Hickory Blvd., Antioch, Tennessee 37013.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and, GRANTORS do covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out; and, GRANTORS further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this the 18th day of January, 2013.

Molly S. Templeton
MOLLY S. TEMPLETON

Margaret E. Smotherman
MARGARET E. SMOTHERMAN

Nancy Smotherman Bills
NANCY SMOTHERMAN BILLS

James A. Smotherman
JAMES A. SMOTHERMAN, individually, and as Administrator of the Estate of Meredith Cunningham, Deceased

STATE OF TENNESSEE)
COUNTY OF RUTHERFORD)

Personally appeared before me, the undersigned Notary Public in and for said County and State, **MOLLY S. TEMPLETON, individually, MARGARET E. SMOTHERMAN, individually, NANCY SMOTHERMAN BILLS, individually, and JAMES A. SMOTHERMAN, individually, and as Administrator of the Estate of Meredith Cunningham, Deceased,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within Warranty Deed for the purposes therein contained.

WITNESS my hand and official seal at office this 18th day of January, 2013.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6/19/16

STATE OF TENNESSEE
COUNTY OF RUTHERFORD)

The actual value or consideration, whichever is greater, for this transfer is $300,000.00.

James A. Smotherman
AFFIANT

Subscribed and sworn to before me, this 18th day of January, 2013.

LARRY K. TOLBERT Notary Public At Large RUTHERFORD COUNTY, TN

NOTARY PUBLIC
My Commission Expires: 6/19/16